

## **Exhibit A**

The Petitioners are the trustees of the Arlington Animal Clinic Realty Trust are Dr. Catherine Cole and Dr. Jennifer Schickler.

Dr. Cole is a graduate of the Tufts Veterinary Program and Dr. Schickler is a graduate of the University of Pennsylvania veterinary program, both holding degrees in veterinary medicine. Both of the doctors are licensed to perform surgery as well as providing other services in the treatment of animals with Dr. Cole having practiced veterinary medicine for in excess of ten years and Dr. Schickler in excess of twenty years.

They propose to expand their existing veterinary business operation located at 191 Broadway into the abutting property at 189 Broadway and are the purchasers under agreement with the present owner of that property, Joseph P. Gibbons.

The Purchase and Sale Agreement between the Trust and Mr. Gibbons calls for a closing date on or before July 15, 2019.

Mr. Gibbons currently occupies the 189 Broadway property for office purposes in connection with his electrical business.

It is the intent of the Petitioners to join their existing building located at 191 Broadway with the adjacent building located at 189 Broadway. The footprint of the building is to remain as is, apart from straightening out the front entryway as shown in the attached plans. The front entry doors will also be set back to prevent the doors from swinging into the public way. The landscape and open space are to remain as is, apart from the addition of required screening and buffering. The clinic will be gaining five off-street parking spaces located at 189 Broadway which is an improvement from the existing parking conditions at 191 Broadway, which currently offers no off-street spaces.

The interior floor plans have been designed to create ease of circulation and workflow, and to improve functionality and quality of the space.

As they stand now the building facades of 189 & 191 Broadway have very different visual styles, both being run down and uninviting. The new design intends to unify the buildings so that they read as one cohesive design and provide a more desirable and unified streetscape. This will be accomplished with minor façade improvements, which include incorporating new building materials, replacing doors & windows, and the addition of cosmetic elements such as benches and planters. New exterior lighting will be added both for aesthetics and safety purposes. The proposed design is a simple yet sophisticated way to give the building a more inviting and interactive street presence.

The business hours will be 8:00 a.m. to 6:00 p.m. Monday through Friday and Saturday 8:00 a.m. to 12:00 noon.

There will be no animals remaining overnight at the property.

It is Petitioners' position that its plans for expansion of the existing long standing business veterinary operation will not have an adverse impact with respect to the neighborhood in which the property is located and the expanded use of the veterinary operation will not be substantially different and not more detrimental to the neighborhood than the existing use of the property.

Petitioners' plans also provide for bicycle parking at the property as indicated within the substance of the plans which accompany this petition. The interior bicycle storage will hold 3 bicycles and will be located in the proposed storage area to the right of the garage door. The unit will be wall mounted and will be noted on the plans.

No new impervious area will be created on the property with respect to Petitioners' proposal; therefore, there is no need for a storm water management plan.